



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 2, 2013

TO: Alex Garcia
Hearing Officer

FROM: Jeantine Nazar 
Zoning Permits East Section

**SUBJECT: Project No. R2012-02325 – (4)
Conditional Use Permit No. 201200136
October 15, 2013 Public Hearing Meeting
Agenda Item: 3**

The applicant, is requesting a Conditional Use Permit (CUP) for the continued operation and maintenance of a wireless telecommunications facility (WTF) mounted on a 50-foot monopalm (a pole disguised as a palm tree) and the modification of the existing equipment in the C-2-BE (Neighborhood Business, Billboard Exclusion) zone. The subject facility is located at the south-westerly corner of a shopping mall at 1725 S Nogales within the community of Rowland Heights.

This project was scheduled for a public hearing on August 20, 2013 and continued to October 15, 2013. During the hearing, the applicant requested revising Condition number 30, to include a reduction in the size of the brackets from 10-feet to 6-feet in length, in lieu of additional fronds, in order to disguise the antennas. The applicant has provided a copy of the revised plans and photo simulations, attached to this report.

Staff believes that the photo simulations are substantially the same as the prior proposed replacement antennas. Included are photo simulations submitted at the hearing on August 20, 2013.

MM: JN
Attachments

T-Mobile

REVISED

SITE NUMBER: LA02566A **CITY:** ROWLAND HEIGHTS
SITE NAME: 1725 NOGALES **COUNTY:** L.A. COUNTY
SITE TYPE: MONOPALM **JURISDICTION:** COUNTY OF LOS ANGELES

PROJECT SUMMARY:

SITE ADDRESS:
 1725 S. NOGALES ST.,
 ROWLAND HEIGHT, CALIFORNIA 91748

PROPERTY OWNER:
 200 S. GARFIELD AVE, STE 200
 ROWLAND HEIGHT, CA 91748
 PHONE: (926) 282-6121

APPLICANT:
 T-MOBILE WEST CORPORATION
 3529 E. GULF RD., SUITE 200
 ANAHEIM, CA 92816
 PHONE: (926) 975-1899

T-MOBILE REPRESENTATIVES:
 LINDA PAUL
 T-92
 CONSTRUCTION INSPECTOR
 T-92
 DEVELOPMENT MANAGER
 T-92

PROJECT DESCRIPTION: LTE MODERNIZATION
 THE PROJECT ENTAILS:

1. REPLACE 6 EXISTING ANTENNAS W/ 6 AIR215
2. INSTALL 1 T-ERREXION 9/18 MCS
3. PAINT ANTENNAS TO MATCH
4. REMOVE 1000' 1 - 880' 2000 AND REPLACE W/ GROUND
5. ADD ADDITIONAL (2) 880'

BUILDING SUMMARY:
 OCCUPANCY CLASSIFICATION: U-2
 TYPE OF CONSTRUCTION: C-4
 TOTAL LEASE AREA: N/A
 ASSESSORS PARCEL NUMBER: 8272-016-040

CONSULTING TEAM:

SITE/ZONING/PERMITTING:
 200 S. GARFIELD AVE, STE 200
 ROWLAND HEIGHT, CA 91748
 PHONE: (926) 282-6121
 E-MAIL: jmd@corus.com

ARCHITECTURAL & ENGINEERING:
 CORNELL DESIGN GROUP, L.L.C.
 200 S. GARFIELD AVE, STE 200
 ROWLAND HEIGHT, CA 91748
 PHONE: (926) 282-6121
 E-MAIL: jmd@corus.com

SHEET INDEX:

SHEET NUMBER: DESCRIPTION:
 T-1 TITLE SHEET
 T-2 SYMBOLS, GENERAL NOTES &
 A-1 SITE PLAN
 A-2 (C) AND PROPOSED ANTENNA PLAN, (C) EQUIPMENT LAYOUT
 A-3 EQUIPMENT DETAILS
 A-4

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. THESE APPROVALS ARE GIVEN FOR THE PROJECT AND THE BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THERE MAY IMPROVE.

LANDLORD	PRINT NAME	SIGNATURE	DATE
DEVELOP. MGR			
CONST. MGR			
ZONING MGR			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

VICINITY MAP:



APPLICABLE CODES

BUILDING CODE: CALIFORNIA BUILDING CODE 2010
 ALL WORK IS TO COMPLY WITH THE 2010 CALIFORNIA BUILDING CODE (CBC)
 154/03-222-1596-F LIFE SAFETY CODE NFPA-101, 607 COMMERCIAL BUILDING GROUPING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
 ASCE - CONSTRUCTION MANUAL, 5TH EDITION OR LATER
 NEC (NATIONAL ELECTRIC CODE) 2007 (NFPA 70)

T-Mobile

200 S. GARFIELD AVE
 ROWLAND HEIGHT, CA 91748

CDG

CORNELL DESIGN GROUP, L.L.C.

200 S. GARFIELD AVE, STE 200
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 PHONE: (926) 282-6121
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core

DEVELOPMENT SERVICES
 200 S. GARFIELD AVE, STE 200
 ROWLAND HEIGHT, CA 91748
 PHONE: (926) 282-6121
 E-MAIL: jmd@corus.com

NO.	DATE	DESCRIPTION	BY
0	08/15/12	90% CD	DMC
1	08/20/12	100% CD	EJN
2	03/2/13	100% CD	JPC
3	08/6/13	100% CD	SA
4	08/20/13	100% CD	DC

SITE INFORMATION:

1725 NOGALES
 LA02566A
 1725 S. NOGALES ST.
 ROWLAND HEIGHTS, CA 91748

SCALE:

TITLE SHEET

T-1

NOTE: PLAN IS PRELIMINARY AND DONE WITHOUT THE BENEFIT OF A SURVEY.

COLIMA ROAD

SECTOR 'A'
45°

SECTOR 'C'
315°

SECTOR 'B'
180°

SITE PLAN

SCALE: 1" = 20'-0"

2008 WILSON AVENUE
IRVINE, CA 92614

EDGE CONSULTING GROUP, LLC
1400 SOUTH MAIN, SUITE 200
IRVINE, CA 92614
(949) 251-0000 / (949) 251-1120

PLANS PREPARED BY:

CONSULTING GROUP:

core
DESIGN-BUILD SERVICES
1775 S. NOGALES STREET
IRVINE, CA 92614
(714) 775-0000
www.coregroup.com

NO.	DATE	DESCRIPTION	BY
0	08/15/12	90% CD	DIC
1	08/30/12	100% CD	EJN
2	03/21/13	100% CD	JPC
3	08/6/13	100% CD	SA
4	08/20/13	100% CD	DC

SHEET INFORMATION:

1725 NOGALES
LA02566A
1725 S. NOGALES ST.
ROWLAND HEIGHTS, CA 91746

SHEET TITLE:

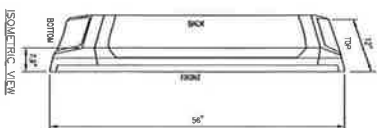
SITE PLAN

SHEET NUMBER:

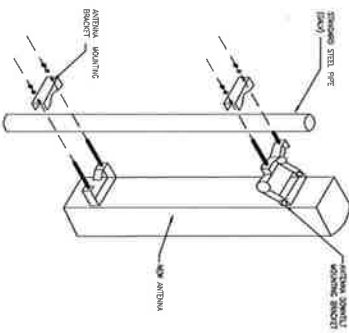
A-1

REVISED

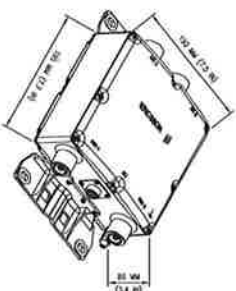
AIR 21 ANTENNA DATA:
PHYSICAL CHARACTERISTICS AND ENVIRONMENT
DIMENSIONS (H X W X D): 1422 X 307 X 200 MM
(56" X 12" X 7.9")
WEIGHT: 41.5 KG (91 LBS)
TWO MOUNTING BRACKETS - ADD'L 2.1 KG (5 LBS).



ISOMETRIC VIEW



DIMENSIONS: 1172 X 144 L
DIMENSIONS: 46" (H)
WEIGHT: KG (15)
FINISH: GRAY PAINT



Mobile

2000 WADSWORTH AVENUE
FINDLEY, CA 92314



CORNELL DESIGN GROUP, LLC
CONSULTING GROUP
2716 SHAW BLVD
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NO. 01 DATE: 08/15/12 DESCRIPTION: BT-1

0 08/15/12 50% CD DMC

1 08/20/12 100% CD EJM

2 03/22/13 100% CD JPC

3 08/06/13 100% CD SA

4 08/20/13 100% CD DC

SITE INFORMATION

1725 NOGALES
LA02566A

1725 S. NOGALES ST.
ROWLAND HEIGHTS, CA 91748

SCALE

SHEET TITLE

EQUIPMENT DETAILS

SHEET NUMBER

A-4



LA02566A

1725 NOGALES

1725 SOUTH NOGALES STREET ROWLAND HEIGHTS CA 91748

REVISED



ASims.com
877.9AE.sims

VIEW 2



LOCATION



EXISTING



PROPOSED

LOOKING SOUTH FROM COLIMA ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



LA02566A

1725 NOGALES

1725 SOUTH NOGALES STREET ROWLAND HEIGHTS CA 91748

REVISED



VIEW 3



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



LA02566A

1725 NOGALES

1725 SOUTH NOGALES STREET ROWLAND HEIGHTS CA 91748

REVISED



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANTS.